



**DEVELOPMENT HEARING OFFICER  
Action Summary**

**April 12, 2023**

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*David S. Campbell - Development Hearing Officer  
Ronald R. Bohannon - Development Hearing Officer*

**Staff**

*Jolene Wolfley - Associate Planning Director  
Jay Rodenbeck - Development Services Planning Manager  
Angela Gomez - Hearing Monitor*

**MAJOR CASES**

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- [PR-2020-003484](#)  
SD-2023-00048 – PRELIMINARY PLAT  
SKETCH PLAT 1-11-23 (DFT)  
IDO - 2021**

**THE GROUP | RON HENSLEY** agent for **NAFEESA PASHTOON** requests the aforementioned action(s) for all or a portion of: **LOTS 2 & 3 BLOCK 12 UNIT 3, VOLCANO CLIFFS SUBD** zoned **R1-D** located on **MOJAVE ST NW** between **UNSER BLVD** and **TESUQUE DR** containing approximately **4.25** acre(s). (**E-10**)

**PROPERTY OWNERS:** PASHTOON NAFEESA  
**REQUEST:** CREATE 19 LOTS FROM EXISTING TRACTS

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**DEFERRED TO APRIL 26<sup>TH</sup>, 2023.**
- [PR-2020-003485](#)  
SD-2023-00066 – VACATION OF RIGHT-OF-WAY  
SD-2023-00064– VACATION OF PUBLIC EASEMENT  
SKETCH PLAT 9-1-21 (DRB)  
IDO - 2021**

**ARCH + PLAN LAND USE CONSULTANTS LLC** agent for **BERNALILLO COUNTY METROPOLITAN COURT** requests the aforementioned action(s) for all or a portion of: **TRACT A-1 & LOT 8-A, BLOCK N, BC METRO COURT/MANDELL BUS. & RESIDENCE ADDITION** zoned **MX-M, MX-H, MX-FB-UD** located at **401 LOMAS BLVD NW** between **4<sup>TH</sup> ST** and **5<sup>TH</sup> ST** containing approximately **3.9** acre(s). (**J-14**)

**PROPERTY OWNERS:** BERNALILLO COUNTY METROPOLITAN COURT  
**REQUEST:** VACATION OF REMAINDER OF SLATE AVE BETWEEN 4<sup>TH</sup> AND 5<sup>TH</sup> STREETS. PUBLIC RIGHT-OF-WAY VACATION WILL BE INCORPORATED INTO PROPOSED LOT CONSOLIDATION FOR THE BERNALILLO COUNTY METROPOLITAN COURT.

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**DEFERRED TO APRIL 26<sup>TH</sup>, 2023.**

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## **MINOR CASES**

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3. [\*\*PR-2022-007492\*\*](#)  
**SD-2023-00074** – PRELIMINARY/FINAL  
PLAT  
*SKETCH PLAT 8-24-22 (DRB)*  
*IDO - 2021*

**ISAACSON & ARFMAN, INC. | FRED ARFMAN, PE** agent for **LLAVE ENTERPRISES** requests the aforementioned action(s) for all or a portion of: **LOT 18, BLOCK 4 UNIT 3, NORTH ALBUQUERQUE ACRES** zoned **PD**, located at **8950 ALAMEDA BLVD NE between VENTURA ST and BARSTOW ST** containing approximately **0.8995** acre(s). **(C-20)**

**PROPERTY OWNERS:** LLAVE ENTERPRISES

**REQUEST:** GRANT PUBLIC RIGHTS-OF-WAY, AMAFCA DRAINAGE EASEMENT, AND PUE

**THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS:**

- **IF THE LIMITS OF THE DRAINAGE EASEMENT ARE APPROVED BY AMAFCA TO THE ACTUAL FLOOD PLAIN LIMITS, A GRADING AND DRAINAGE PLAN DOES NOT NEED TO BE RE-SUBMITTED. IF AMAFCA REQUIRES THAT IT BE SHOWN AT THE PRESENT LOCATION, AN UPDATED GRADING AND DRAINAGE PLAN WILL BE REQUIRED.**
- **1 FOOT DEDICATION OF RIGHT-OF-WAY TO BE ADDED TO THE PLAT FOR SIDEWALKS**
- **FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT, THE AGIS DXF FILE, AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT**

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4. [PR-2020-004432](#)  
**SD-2023-00075 – PRELIMINARY/FINAL PLAT**  
**SD-2023-00076 - VACATION OF PUBLIC EASEMENT**  
**SD-2023-00077 - VACATION OF PRIVATE EASEMENT**  
**SD-2023-00078 - VACATION OF PRIVATE EASEMENT**  
**SD-2023-00079 - VACATION OF PRIVATE EASEMENT**  
**SD-2023-00080 - VACATION OF PRIVATE EASEMENT**  
*SKETCH PLAT 1-11-23 (DFT)*  
*IDO – 2021*

CSI – CARTESIAN SURVEYS, INC. agent for CORTAZAR LABORATORIES, LLC requests the aforementioned action(s) for all or a portion of: **TRACTS 64-A1A2 & 64-A1A3 LOT 14, PORTION OF LOTS 15-17, VACATED PORTION WESMECO DR SE zoned NR-LM, located at 245 WOODWARD RD SE BETWEEN WILLIAM ST SE and SAN JOSE DRAIN** containing approximately **14.1471** acre(s). **(M-14)**

**PROPERTY OWNERS:** CORTAZAR LABORATORIES LLC  
**REQUEST:** CONSOLIDATION VIA LOT LINE ELIMINATION FOR 7 EXISTING PARCELS INTO ONE NEW TRACT, VACATE EASEMENTS3

**THE PRELIMINARY/FINAL PLAT AND THE VACATION ACTIONS WERE APPROVED WITH THE FOLLOWING CONDITIONS:**

- 5 FOOT SIDEWALK ALONG DESCANSO MUST BE GUARANTEED OR CONSTRUCTED PRIOR TO FINAL PLAT UNDER THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT AND WORK ORDER PROCESS
- THE APPLICATION NUMBER IS TO BE ADDED TO THE PLAT
- THE AGIS DXF FILE
- THE DETERMINATION FOR 1 FOOT REDUCTION IN SIDEWALK WIDTH ALONG WOODWORD MEETS THE STIPULATED CRITERIA, AND DOES NOT HAVE A DETRIMENTAL EFFECT ON THE PUBLIC WELFARE

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5. [PR-2021-005482](#)  
**SD-2023-00083** – PRELIMINARY/FINAL  
PLAT  
*SKETCH PLAT 2-1-23 (DFT)*  
*IDO – 2021*

**GALLOWAY & COMPANY, INC.** agent for **I25 & GIBSON LLC** requests the aforementioned action(s) for all or a portion of: **LOT C, LOVELACE HEIGHTS ADDITION** zoned **NR-C**, located at **2040 GIBSON BLVD** between **YALE BLVD** and **MILES RD** containing approximately **1.18** acre(s). **(M-15)**

**PROPERTY OWNERS:** I25 & GIBSON LLC  
**REQUEST:** SUBDIVIDE EXISTING PLATTED LOT C INTO 2 LOTS

**THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS:**

- **THE APPROVED INFRASTRUCTURE LIST TO BE REVIEWED BY STAFF.**
- **AGIS DXF FILE**
- **PROJECT AND APPLICATION NUMBERS MUST BE ADDED TO THE PLAT**

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6. [PR-2023-008364](#)  
**SD-2023-00084** – PRELIMINARY/FINAL  
PLAT  
*SKETCH PLAT 3-15-23 (DFT)*  
*IDO - 2021*

**BOHANNAN HUSTON INC. |MICHAEL BALASKOVITS PE,** agent for **STEVE B. CHAVEZ** requests the aforementioned action(s) for all or a portion of: **TRACTS 6A and 6B, REPLAT OF TRACT 6 BULK LAND PLAT TRACTS 1-15, MDS** zoned **PC**, located between **BROADWAY BLVD SE** and **I-25** containing approximately **200.8912** acre(s). **(R-15, S-14, S-13, T-13, T-14)**

**PROPERTY OWNERS:** MDS INVESTMENTS LLC  
**REQUEST:** REPLAT OF TRACT 6 BULK LAND PLAT TO CREATE TWO TRACTS, 6A AND 6B

**THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS:**

- **WATER AUTHORITY COMMENTS WILL BE ADDED TO THE PLAT AS DISCUSSED**
- **AN ARCHEOLOGICAL SURVEY MUST BE PROVIDED FOR FUTURE DEVELOPMENT AS WELL AS A SENSITIVE LANDS ANALYSIS DURING THE DEVLEOPMENT PROCESS**
- **AN APPROVED GRADING AND DRAINAGE PLAN**
- **APPLICATION NUMBER TO BE ADDED TO THE PLAT**
- **AGIS DXF FLE**

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7. [PR-2023-008468](#)  
[SD-2023-00071](#) – PRELIMINARY/FINAL  
PLAT  
IDO - 2021

TIERRA WEST, LLC agent for RHINO INVESTMENTS NM HOTEL LLC requests the aforementioned action(s) for all or a portion of: **TRACTS 1 – 3 UNIT 1 TOGETHER WITH TRACTS 4, 5, 6A UNIT 2, DALE J. BELLAMAHS CARLISLE REPLAT** zoned **MX-M**, located at **2500 CARLISLE NE between CUTLER AVE and MENAUL BLVD** containing approximately **11.5521 acre(s). (H-17)**

**PROPERTY OWNERS:** RHINO HOLDINGS BOULEVARD LLC & GGD  
OAKDALE LLC

**REQUEST:** PRELIMINARY/FINAL PLAT APPROVAL

**THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS:**

- **PROJECT AND APPLICATION NUMBERS MUST BE ADDED TO THE PLAT**
- **AGIS DXF FILE**

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Other Matters: None

ADJOURNED